

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

September 5, 2007

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Review of Conditions,
Justification Letter for
1625 S. Decatur (Decatur/Oakey)
APN # 162-06-201-003
VAR-16161 item #2

To Whom It May Concern:

This is a justification letter for the above referenced property and variance. The above referenced variance, VAR-16161; has already been approved, this justification requests a review of conditions, particularly item #2. We feel that, although there should be a limit of this approval, that there was a clerical mistake with regards to a one (1) year limit, where a two (2) year limit (should have been indicated) would be more appropriate as well as consistent with the other recommendations for this and the associated applications. Item #3 of the same approved variance mentions a two (2) year limit as well as the associated items (SDR-16158 and SUP-16160).

The approved variance is to reduce the setback at the rear yard from 20'-0" to 3'-6" minimum. There is currently a three foot high retaining wall along the length of the North Property Line (where we are requesting the setback Variance). The property to the North is several feet lower than that of ours with a landscape buffer along parking and a back alley to the commercial subdivision development on site; as mentioned with the original variance application.

We would also like to have all and any fees associated with this application refunded back to the owner as it has been brought to our attention that this application is in result to a clerical error as indicated above. The refund check can be mailed back to the owner at the following address:

ROC-24846
11-21-07 CC

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

SEP 27 2007

SUZANA RUTAR, Architect Ltd.,
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G, Gordi Decatur, LLC
1811 N. 24th Street Ste G
Phoenix, Az 85008

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,



Kenneth A. Ballard, Associate AIA
SUZANA RUTAR Architect, Ltd.,
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